032.0	0002	0008.0	1 of 2	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,897,800	/	2,896,500
USE VALUE:	1,897,800	/	2,896,500
ASSESSED:	1,897,800	/	2,896,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
260	-264	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D/TRUSTEE
Owner 2:	1020-1024- BEACON ST REALTY TR
Owner 3:	
Street 1:	630 HIGH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	BATTAGLIA CHAD T ETAL/TRUSTEES -
Owner 2:	BATTAGLIA REALTY TRUST -
Street 1:	25 RIDGE WAY
Twn/City:	NORTH ANDOVER
St/Prov:	MA Cntry:
Postal:	01845

NARRATIVE DESCRIPTION

This parcel contains 16,707 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1930, having primarily Vinyl Exterior and 6816 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 30 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	16707.000	981,400	8,900	907,500	1,897,800
Total Card	0.384	981,400	8,900	907,500	1,897,800
Total Parcel	0.384	1,980,100	8,900	907,500	2,896,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.43 | /Parcel: 205.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22282

GIS Ref

GIS Ref

Insp Date 02/23/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 032.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,893,600	8900	16,707.	825,000	2,727,500	2,727,500	Year End Roll	12/18/2019
2019	112	FV	1,564,300	9300	16,707.	825,000	2,398,600	2,398,600	Year End Roll	1/3/2019
2018	112	FV	1,564,300	9300	16,707.	825,000	2,398,600	2,398,600	Year End Roll	12/20/2017
2017	112	FV	1,344,600	9300	16,707.	675,000	2,028,900	2,028,900	Year End Roll	1/3/2017
2016	112	FV	1,344,600	9300	16,707.	675,000	2,028,900	2,028,900	Year End	1/4/2016
2015	112	FV	1,155,700	9600	16,707.	570,000	1,735,300	1,735,300	Year End Roll	12/11/2014
2014	112	FV	1,155,700	9600	16,707.	570,000	1,735,300	1,735,300	Year End Roll	12/16/2013
2013	112	FV	1,155,700	9600	16,707.	570,000	1,735,300	1,735,300		12/13/2012

!2667!

PRINT

Date	Time
12/10/20	18:02:06

LAST REV

Date	Time
06/02/16	08:35:12

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2667

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATTAGLIA CHAD	66463-473		12/1/2015	Mult Lots	7,000,000	No	No		
BATTAGLIA JANE	64702-450		12/23/2014	Convenience	99	No	No		
BATTAGLIA JANE	28505-240		4/29/1998	Family		No	No		F

USER DEFINED

Prior Id # 1:	22282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2014	1670	Renovate	40,000					Kitchen and bathro
9/21/2011	1188	Redo Kit	8,500					redo bath also
9/6/2011	1087	Inter-De	1,500					Demo kitchen and b
9/28/1998	734	Manual	800					SIGN
4/9/1996	104	Manual	6,000					REPLACE WDKS

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2015	Permit Insp	PC	PHIL C
4/30/2012	Info Fm Prmt	MM	Mary M
2/23/2009	Measured	345	PATRIOT
3/16/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		16707		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		15		No. of Un	Site		0	60,500.	1.00	AA									907,500						907,500	

Total AC/HA: 0.38354 | Total SF/SM: 16707 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: 907,500 | Spl Credit | Total: 907,500

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	6	Total:	15
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	5	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.05017614
Const Adj.:	0.92207807
Adj $ / SQ:	162.682
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1291254
Depreciation:	309901
Depreciated Total:	981353

COMMENTS

#264 6 MAIL BOXES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	6

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	30	BRs:	12	Baths:	5	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

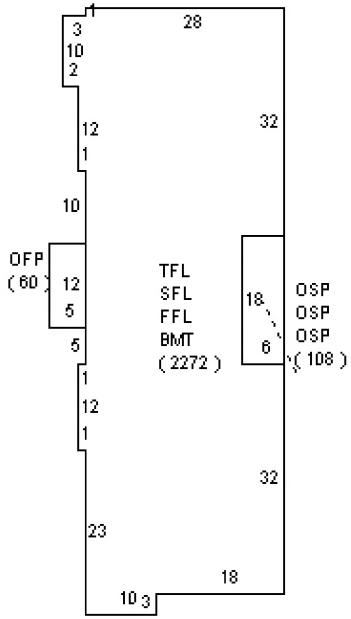
No Unit	RMS	BRS	FL
6	5	2	M
Totals			
6	30	12	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.68
Special Features:	0	Val/Su Net:	103.61
Final Total:	981400	Val/Su SzAd	143.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,272	48.800	110,884
FFL	First Floor	2,272	162.680	369,613
SFL	Second Floor	2,272	162.680	369,613
TFL	Third Floor	2,272	162.680	369,613
OSP	Screen Porch	324	21.900	7,096
OFP	Open Porch	60	40.570	2,434

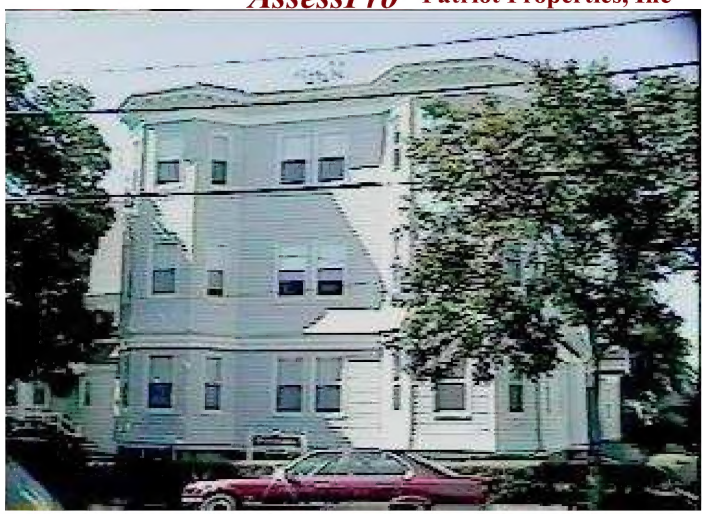
Net Sketched Area:	9,472			Total:	1,229,253
Size Ad	6816	Gross Are	9472	FinArea	6816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 032.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	4800	A	AV	1985	2.54	T	27.2	112			8,900			8,900

Sample output to test PDF Combine only

More:	N	Total Yard Items:	8,900	Total Special Featues:		Total:	8,900

032.0	0002	0008.0	2 of 2	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	998,700	/	2,896,500
USE VALUE:	998,700	/	2,896,500
ASSESSED:	998,700	/	2,896,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
260	-264	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D/TRUSTEE	
Owner 2:	1020-1024- BEACON ST REALTY TR	
Owner 3:		
Street 1:	630 HIGH ST	
Street 2:		
Twn/City:	MEDFORD	
St/Prov:	MA	Cntry:
Postal:	02155	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 16,707 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1907, having primarily Vinyl Exterior and 7251 Square Feet, with 9 Units, 9 Baths, 0 3/4 Bath, 0 HalfBath, 25 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	998,700			998,700
Total Card	0.000	998,700			998,700
Total Parcel	0.384	1,980,100	8,900	907,500	2,896,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 137.73 | /Parcel: 205.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	22282
GIS Ref	
GIS Ref	
Insp Date	02/23/09

!2667!

PREVIOUS ASSESSMENT

Parcel ID: 032.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/10/20	18:02:09

LAST REV

Date	Time
01/08/16	10:32:16
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2667

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2014	1670	Redo Kit	40,000					
9/12/2008	1131	Manual	65,000					repair fire damage
7/25/2008	831	Demoliti	20,000					demo only to expos
4/26/2002	290	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2009	Measured	345	PATRIOT
3/16/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0		Sq. Ft.	Site		0	0.	0.00	AA																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 112 | Apts. 8 Plus | Prime NB Desc: APT AVG | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	9	Total:	15
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	8	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	8	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27	%

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	1.01717007
Const Adj.:	0.92207807
Adj $ / SQ:	157.569
Other Features:	99576
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1368151
Depreciation:	369401
Depreciated Total:	998750

COMMENTS

#260 9 MAIL BOXES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	25	BRs:	12	Baths:	8	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	3	1	M
3	5	2	M
4	1	1	M
Totals			
9	25	12	

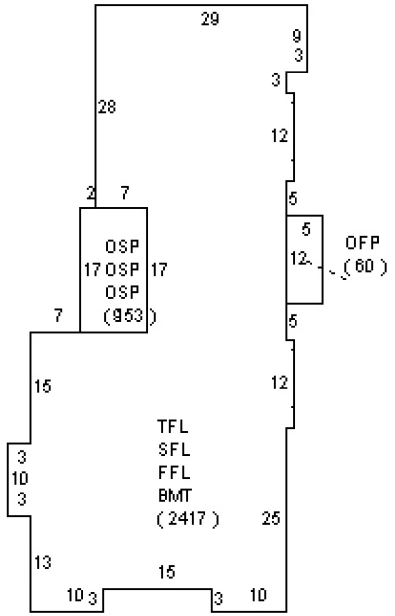
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.57
Special Features:	0	Val/Su Net:	98.04
Final Total:	998700	Val/Su SzAd	137.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,417	47.270	114,253
FFL	First Floor	2,417	157.570	380,844
SFL	Second Floor	2,417	157.570	380,844
TFL	Third Floor	2,417	157.570	380,844
OSP	Screen Porch	459	20.380	9,355
OFP	Open Porch	60	40.570	2,434

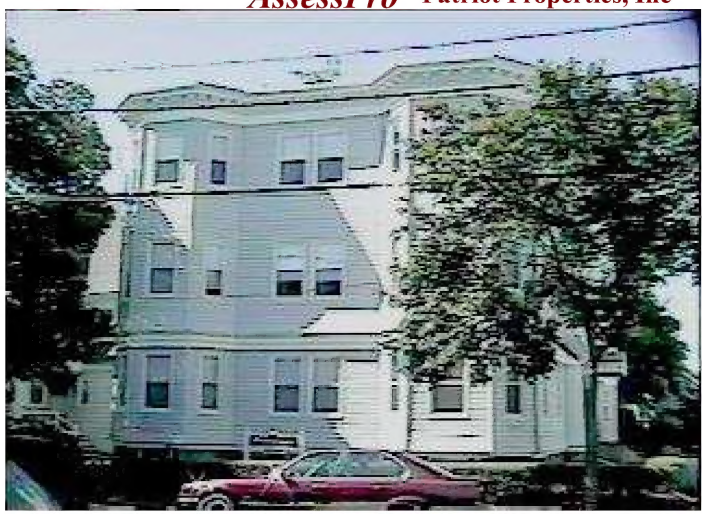
Net Sketched Area:	10,187			Total:	1,268,574
Size Ad	7251	Gross Are	10187	FinArea	7251

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

032.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	